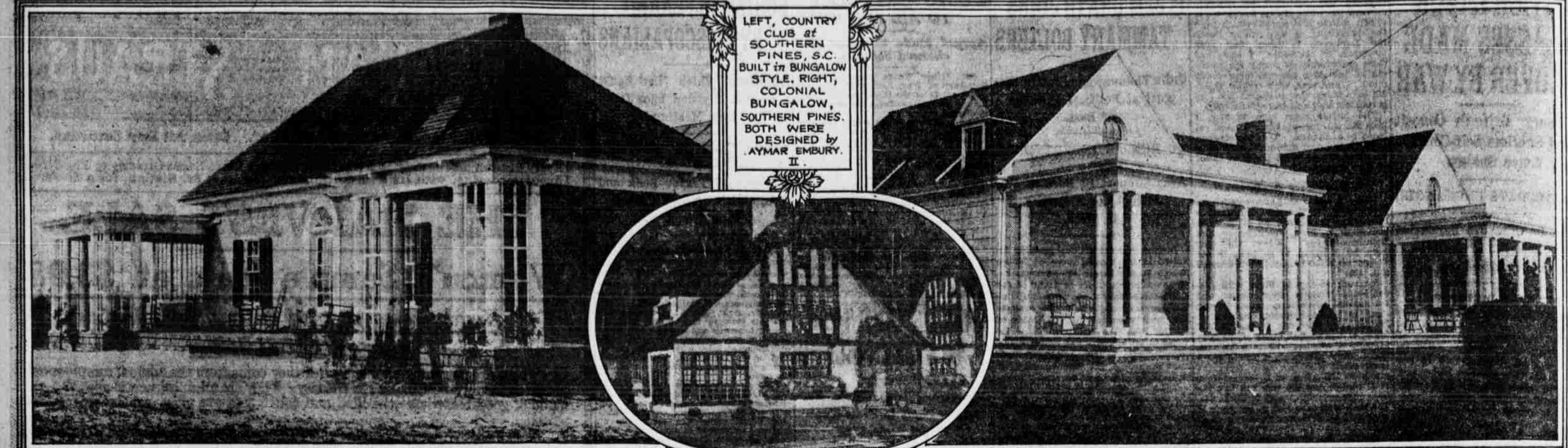


VARIETY AND INEXPENSIVENESS RECOMMEND BUNGALOW TO THE HOMESEEKER WITH A LIMITED AMOUNT TO SPEND



LEFT, COUNTRY CLUB at SOUTHERN PINES, S.C. BUILT in BUNGALOW STYLE. RIGHT, COLONIAL BUNGALOW, SOUTHERN PINES. BOTH WERE DESIGNED BY AYMAR EMBURY.

Architect Says It Is Best Kind of House for Small Lot--Ten Types to Choose From

Here, here I live with what my board said with the smallest cost afford; Here we rejoice because no rent we pay for our poor tenement. Wherein we rest and never fear The landlord or the usurer.

HERRICK.

The small house has come into its own, thanks to high rents. Mr. Aymar Embury, designer of the California bungalow, whether he lives in Greenwich Village, or on Washington Heights, or in any of the districts between, has watched his rent soar and he has no hope that it will come down again.

Perhaps he has attempted to rent a house in the suburbs, only to discover that all houses within his means are already occupied, either by recent purchasers or by tenants with long term leases. This has set him to thinking and he begins to spend his Sundays haunting the auction sales of lots and the offices of suburban real estate agents. Almost before he realizes it he has bought a couple of lots, for which he has paid anywhere from \$125 to \$600 apiece, depending upon their location. He must build.

The bungalow type of house seems especially adapted to his needs. It is one of the few small houses which can be had in an endless variety of designs at a low cost. The permanent bungalow home can be built at a cost of between \$2,500 and \$15,000. Of course, one can build a house of the seashore bungalow variety for as low as \$1,500, but it is not practical and lots in a desirable neighborhood are generally sold with the restriction that no house costing less than \$2,500 can be built on them.

Ten Different Types of Bungalow.

He can build a really good bungalow--the type that it takes many times in salary for the family to outgrow--for \$5,000. The bungalow at this price would consist of six rooms and bath. It could be built of stucco. The lower priced bungalows would be much the same, but of boards or shingles.

This type of house successfully combats the objection that all small and inexpensive houses must be just alike, for there are ten types of bungalows ranging from the tent house of Southern California to the elaborate Adirondack lodge. The bungalow also disproves the theory that an inexpensive house must, of necessity, be hideous.

Architects differ, as to the relative merits of the bungalow and cottage types for the small house. Charles E. Jones, formerly resident architect at Leland Stanford University, now associated with Dwight James Baum at Riverdale-on-Hudson believes that the bungalow is best for the small lot and that its variety makes for beauty.

"Shortly before I left California I built a block of small houses in San Francisco," said Mr. Jones. "The lot had more than a thirty-five foot frontage and no two houses were alike. The inside of the houses was the same, but the exterior was different. They were just as cheap as a block of houses which were exactly alike would have been. I would like to see the California bungalow type transplanted to the East with greater freedom. It is a big charm with low cost and there are endless varieties of bungalows."

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Advantages of California Type.

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"Perhaps one of the greatest savings connected with the California bungalow lies in the fact that the cellar does not extend under the entire building. There is a cellar beneath the kitchen and laundry, but we do not consider it necessary to excavate under the entire building. This makes the bungalow type of house ideal for any locality where cellars are apt to be damp, for waterproof cellars are expensive."

Before the war, Mr. Jones said, a most attractive California bungalow could be built for approximately \$4,000. With the present high cost of building materials the same house would probably cost \$8,000.

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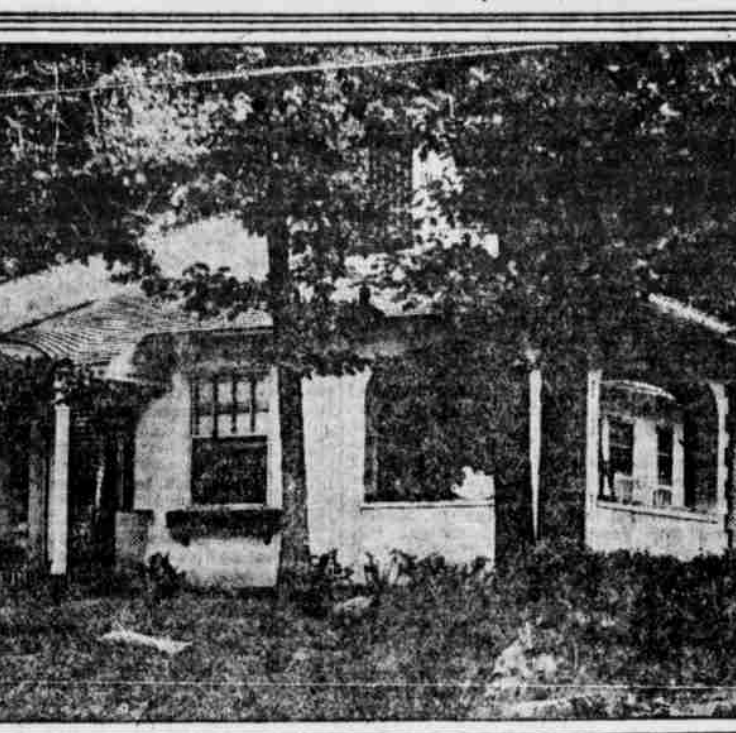
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CALIFORNIA TYPE of BUNGALOW at MOUNT VERNON, N.Y. MILTON SEE and SON, ARCHITECTS.



THREE INTERESTING APPLICATIONS of the BUNGALOW IDEA at NEPPERHAN HEIGHTS in the COLONY DEVELOPED by the ROBERT E. FARLEY ORGANIZATION.

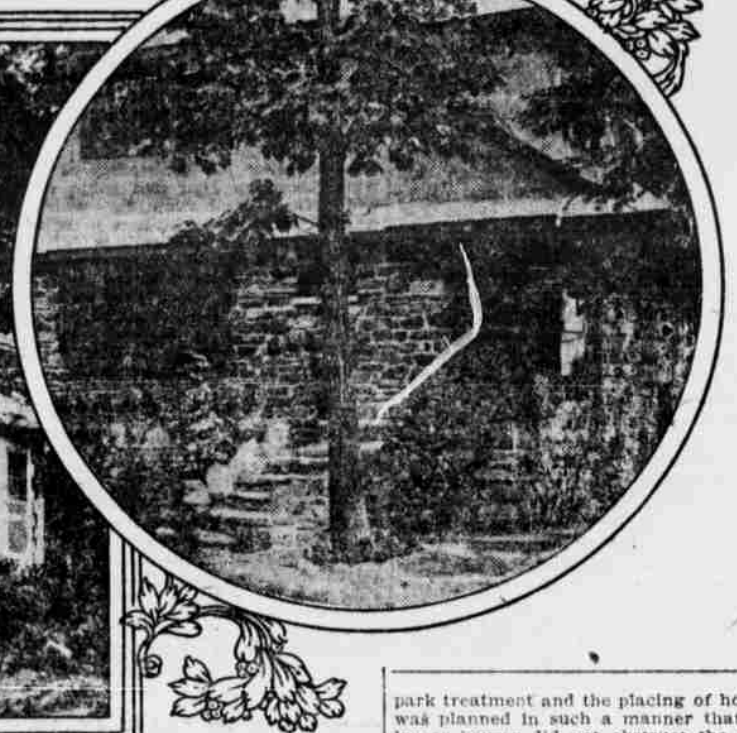
They are designed to fit comparatively small plots. Two are on lots 35x50 and one is on a lot 25x35x14. They have a vacuum system of steam heating and are provided with incinerators. Mr. See estimates their cost, exclusive of the land, at \$5,000 each.

"The best thing about a bungalow, aside from its low cost, is that it simplifies housekeeping," said Mr. See. "The woman who lives in a small house does her own work as a rule, and she welcomes anything that will save her steps. She prefers the bungalow type of house, because she has no stairs to climb."

All three of the bungalows planned by Mr. See are on sloping ground. This would make the back of the house higher than the front, so ground is saved by building the garage under the front. The garage entrance is hidden by the skillful winding of the driveway and the placing of a pergola at the garage entrance.

Mr. See admits that only the most careful landscaping permits the building of bungalows on such small plots. He has had charge of the landscape work of the whole development where these houses will be built. The roads were planned so that the small plots would show to the best advantage possible. Every scrap of waste land was given a

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Really Good One Can Be Built for \$5,000--The Pure Type Found Only in India

flat pitched, two plane roof. There is generally a balcony in the gable ends and sawed out openings between adjacent boards serve as means of decorations.

The bungalows at Park Hill were built of California redwood. Their roofs were given a slant instead of a flat pitch to meet the needs of the climate. They were larger than the ordinary suburban bungalow, having ten rooms. Bungalows which are an adaptation of the Adirondack bungalow of modern resort cottage are approved by Kenneth G. How of Bates & How, 31 West Thirty-ninth street. Although he has never designed a bungalow which was meant for a permanent home, Mr. How sees no reason why summer camps of the type he has planned could not be adapted for suburban use, substituting shingles or stucco for logs.

Bungalows of a more elaborate sort are those designed by Aymar Embury 2d at Southern Pines, S. C. Indeed they are more modified Colonial houses than bungalows. Although they are six room houses they would cost from \$10,000 to \$16,000 to build to-day.

The definition of a bungalow given in various English architectural publications, although the bungalow owes its origin to British architects, is a bungalow, as the British architect sees it, is "a little country house, a homely, cozy, little place with verandas, balconies, oriel and bay windows, while the plan is so arranged as to insure complete comfort with a feeling of rusticity and ease." These definitions are generally followed by the statement that of course the bungalow is "designed as a summer week end retreat."

Pure Type Found Only in India.

The true bungalow is found only in India, although it is not of native origin. It is a building, or rather a group of buildings, arranged on one side of the main road of travel by the British Government. It is used as an inn, it consists of a large central building divided in the middle by a hall, separating large rooms. The kitchen is in a separate building that is reached by a covered passageway. The sleeping quarters are in separate buildings. The bedrooms are arranged on one side of a narrow hall. The whole group of buildings forms a low rambling mass with wide verandas, overhanging eaves and floors of stucco or concrete. There is never a second story in the real bungalow and there are never sharp dormer windows to break the long roof planes that seem to come down patently at corners, nearly to the ground.

When the bungalow was transplanted to England it was modified to suit the cooler climate. It was there that the second story and dormer windows were added.

The first bungalows in America were ramshackle, although picturesque affairs. They were loosely constructed and built in the extreme. They were suited only for warm climates or for summer cottages.

California was the first part of the country to develop the possibilities of the bungalow. The Spanish mission type of architecture combined effectively with the true bungalow type and the result was the California bungalow.

The Colonial bungalow may be called the only distinctive bungalow type developed in America, displacing the Adirondack lodge, which has been copied largely for a permanent home. It is an adaptation of the best of the homes of New England and is superior because of the low, rambling about bungalow line of the original.

DAY TO SELL QUEENS LOTS.

372 Lots at St. Albans Will Be Auctioned September 20.

Joseph P. Day yesterday announced the sale by public auction of 372 unimproved lots at St. Albans, N.Y., of Queens, near the St. Albans branch of the Long Island Railroad and the St. Albans Golf Club. The lots to be sold are located in Farmers, Knickerbocker and Fletcher avenues and in adjacent streets. Farmers avenue is the principal thoroughfare in the St. Albans Jamaica district and is well known for its large number of attractive homes. St. Albans is twenty-six miles from the Pennsylvania Terminal in Manhattan and the Flatbush avenue terminal in Brooklyn, and has been located in the high class development of St. Albans, which is one of the most progressive and best developed residential sections in the Borough of Queens.

The lots are to be sold on September 20, at 2 P.M. on the premises. The owners have arranged to leave 50 per cent of the purchase price on mortgage for three years at 5 1/2 per cent and to supply title policies free to each purchaser of a lot.

JERSEY NO HAVEN FOR FLAT HUNTERS

Microscopes Needed to Disclose Renting Space in Hudson County.

Manhattanites who nurse a comforting notion that they can surely find something to rent in Jersey when they have reached the end of their home hunting rope in Greater New York have a bitter disappointment in store for them. The fact of the matter is that there has been, if anything, less building proportionately in the cities and big towns in the commuting zone of Jersey than there has been in the Hudson County, Jersey territory during the last two years has been in the restricted and newly developed sections where those who have been fortunate enough to have prospered by reason of war conditions have bought a plot and in spite of skyrocketing prices of building materials have gone ahead and established their single family homes.

Within the last two or three months there has been a little evidence of development in the congested centers such as Jersey City, Hoboken, Passaic and Paterson, but few of these building operations will bear fruit until next spring at the earliest, and by the time those houses are ready the demand will be just as great as at present.

To be sure there are opportunities in Jersey as elsewhere to buy a home, single or multiple, if one has the cash or the courage to take the plunge. Real estate brokers and agents say they have no time to discuss anything but selling propositions on terms that spell mostly cash. They say that it can readily be seen, however, that this does not provide more housing room, as the tenant in each case is driven elsewhere to live. It amounts, therefore, merely to a churning of the milk with the cream rising into the hands of the owners and agents in the form of increased rents as well as profits for the moving and storage house proprietors.

Stiles & Stiles, agents for Hoboken and surrounding properties, state that the outlook for renting in northern New Jersey is distinctly bad.

"There has been some building in Jersey City and Hoboken," says a representative of the latter firm. "Local developers have started a row of seven big apartment houses on Hudson street here in Hoboken and by dint of rigid economy in construction--even going so far as to eliminate bay windows and other fancy embellishments--they figure that they can cut down the increased cost of construction sufficiently to enable them to charge only \$12 a room for these four, five and six room apartments. That is about the same rate they are getting now for houses built several years ago. But these

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Capt. Astor Makes 2nd Big Sale in City's Golden Zone



EXCHANGE COURT BUILDING, SOUTHEAST CORNER of BROADWAY and EXCHANGE PLACE.

A year ago a sale involving \$1,000,000 worth of Manhattan real estate would have precipitated a genuine market sensation and would likewise have sent the real estate editors scurrying about the composing room in search of some extra black headline type. So accustomed, however, has the market become to accepting \$5,000,000 deals that sales like that of the Astor property 52 Broadway, known as the Exchange Court Building, last Tuesday for \$3,000,000 excites only little more than ordinary interest.

The taking over of the Astor property, however, was the outstanding feature of last week's market. At present there is nothing to indicate what disposition, if any, the City Investing Building, Robert E. Dowling, president, in-

APEX OF BUILDING REACHED IN JULY

Strikes and Shortage of Materials Cause Slight Falling Off in August.

Building contracts awarded during the month of August, 1919, in the territory north of the Ohio and east of the Missouri rivers, according to statistics compiled by the F. W. Dodge Company, amounted to \$267,261,000. This figure, although 13 per cent under the total for July, 1919, indicates an increase in building activity of 63 per cent over the average for August of the five years previous to 1918.

The August figures bring the total amount of contracts awarded during the first eight months of 1919 up to \$1,565,185,000, which is a greater amount than has been recorded for the same period of any previous year. This figure is 40 per cent in excess of the average for the first eight months of the five years previous to 1919. This figure for three years is estimated in terms of 1919 building costs.

The figures for contract awards up to September first indicate a bumper year in building operations. The crest of the curve was passed in July, but delays in operations due to labor troubles, shortage of materials in certain localities and other causes have occurred. Consequently it appears likely that actual construction has yet to reach its maximum volume and that the building season will be necessarily prolonged as far toward the close of the year as weather conditions will permit.

The total for August of contracts awarded in New York State and northern New Jersey amounted to \$69,851,000, an increase of 21 per cent over the total for July. The August total is 113 per cent greater than the average figure for August of the preceding five years. If the figures for previous years are expressed in terms of 1919 values.

This figure brings the total for the first eight months of 1919 in this district up to \$246,152,000, an increase of 44 per cent over the average (expressed in terms of 1919 costs) for similar periods in the years 1914 to 1918 inclusive.

Plans have been made for the erection of a three story fireproof building for the New York Telephone Company at 222 Morris avenue, Newark, N. J. The work will be done by the Union Building Company, Morris Bros. president. The architects are John T. Simpson and Brown Rolston. The structure will be occupied by the auditing and receiving departments of the company.

The design calls for the latest type of flat ceiling reinforced concrete construction, equipped with drop-proof steel sash and sprinkler system. This Morris avenue front will be of red face brick, trimmed with limestone; the exterior of the balance of the building will be a combination of concrete and brick. A portion of the building will be used for recreation and rest rooms for the employees.

There has been a great deal of gossip lately about the division by Baron